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*Paradise
found*



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ADARSH
PALM ACRES

Discover
a life of bliss.

Adarsh Palm Acres is an expansive unprecedented pristine villa development, with a host of exclusive privileges, designed around a lush multi-faceted central park spread. On offer here are four vastu-compliant villa types to choose from, ranging between 3,150 sq ft to 5,400 sq ft.

So, welcome to an enviably verdant green space, untouched peaceful surroundings, a location at the heart of North Bengaluru, close to the Kempegowda International Airport and everything blissful. Welcome to Adarsh Palm Acres.



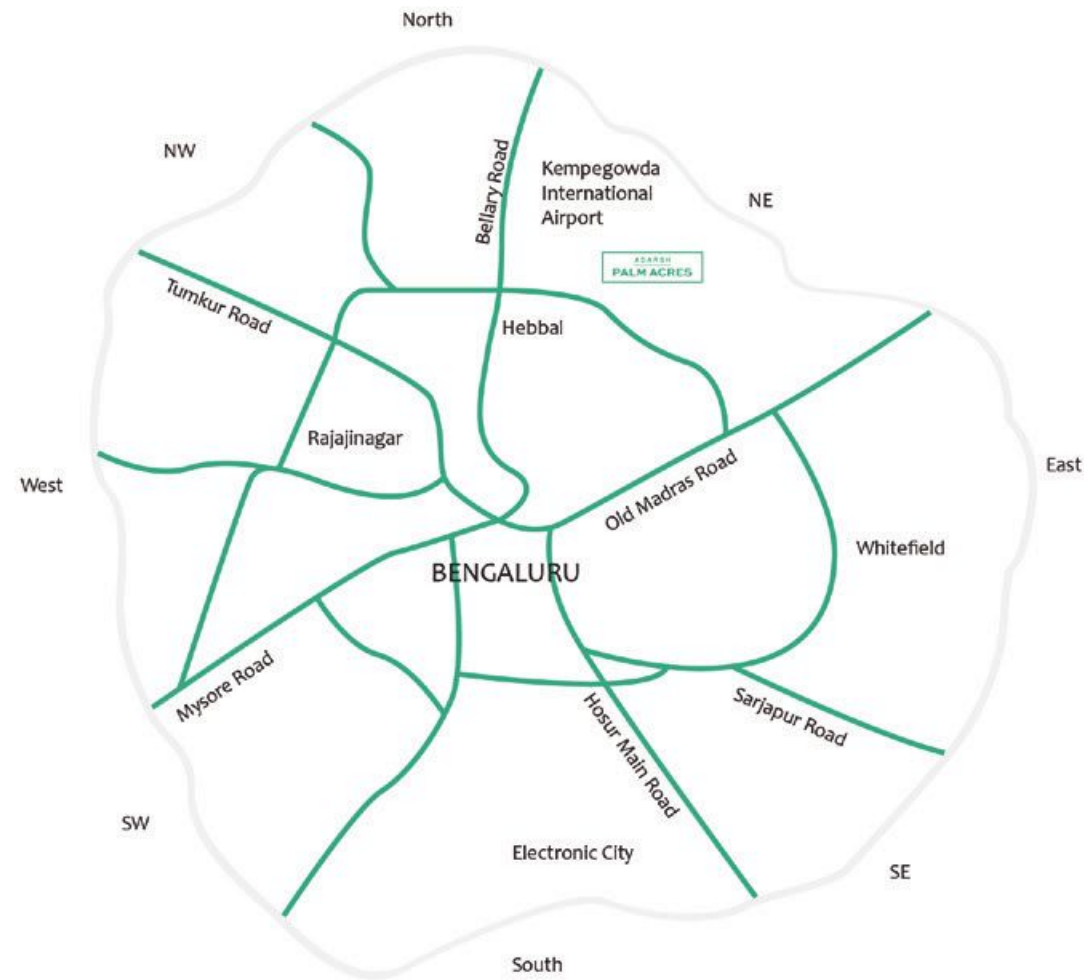
Of architectural finesse and idyllic landscapes

Architecture

Designed by Callison, the villas at Adarsh Palm Acres have a clean and contemporary aesthetic attuned to the sensibilities of the urban dweller. Modern open plan schemes have been used with Vaastu compliance as an overlay. The façade is streamlined and modern, exuding an easy international appeal. Large fenestrations & warm colours complement & maximise the generous natural environs.

Landscape

Inspired by the famous Central Park landmark in New York City, the Adarsh Palm Acres Central Park has an impressive green space that encourages a relaxing and healthy atmosphere for residents. Designed by Site Concepts, the landscaping also features an assortment of recreational amenities, such as a cricket pitch, playground, lakes and open lawns for lounging. Promenades and walkways line the Central Park allowing easy access.



Of being in the loop

Adarsh Palm Acres lies in the eye of Bengaluru's new age infrastructure development, and connectivity. Life here is truly jet-setting with the airport in your neighbourhood and the next-generation of workplaces & schools all comfortably close.

Enjoy the spoils of dual connectivity with accessibility via both NH 7 and Hennur-Bagalur Road. 6 kms away to the south of the project and as part of the airport city, a huge commercial development of about 3,000 acres, supported by KIADB, is also on the cards ensuring future appreciation.

Hennur-Bagalur Road is being developed as 6-lane road originating from ORR and plying close to KIA (Kempegowda International Airport).

And in the vicinity

LOCATION

- 10 min to Educational Institutions-
Canadian International School
Sir M. Visvesvaraya Institute of Technology
Stone Hill International School
- 15 min to Columbia Asia Hospital
- 15 min to Manyata Tech Park/Hennur-Bagalur Road
- 20 min to Kempegowda International Airport
- 20 min to Mekhri Circle
- 30 min to Cantonment Railway Station
- 30 min to IISC
- 45 min to Nandi Hills

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Of central perks

The sprawling Central Park that stretches from end to end is punctuated with signature landscaping elements and plant accents, that create micro-spaces within the largeness of the spatiality. This green-lung space is further enhanced with bounteous water features. The liberal landscaping design reduces storm water runoff & helps control the layout temperature by reducing the heat.

The well-planned green offers a garden plaza, jogging track, children's play area and large rolling greens. So take a walk in the park, pump up the adrenaline or just watch the children frolic in the abundant landscape.

- The Adarsh Palm Acres Garden Plaza
- Jogging Track
- Open Lawn
- Bio Pond
- Mini Forest
- Amphitheatre
- Childrens' Playground
- Flower Garden
- Zen Garden
- Maze Garden

ADARSH PALM ACRES

Living at Adarsh Palm Acres is poetry of space, beautifully translated into four exclusive villa typologies. All villas are a beautiful expression of contemporary aesthetics and Vaastu compliance. Generously landscaped set-backs create a microcosm for exclusive private living.

FEATURES

- Maximisation of daylight, through well planned orientation of spaces
- Expansive living space, owing to higher ceilings, tall entrances and large windows
- Large fenestrations bring the great outdoors inside
- Living and dining spaces gracefully overlook and open onto wide verdant greens
- Well-planned washrooms with shower cubicles
- Car porch for smaller plots & garage for double car park in larger plots
- Pocket garden for larger plots

VAASTU COMPLIANCE

- All villas are Vaastu compliant
- The main entrance door is strategically located as per Vaastu principles
- The master bedroom is located in the South-West corner

SUSTAINABILITY

- Provision for solar water heating needs

Introduction to the villas

PALM ZAFFRE

5,400 sq ft (both East & West)

PALM EMERALD

4,000 sq ft (both East & West)

PALM AQUA

3,375 sq ft (both East & West)

PALM AZURE

3,150 sq ft (both East & West)

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Of inspirational interiors



Experience expansive indoor space and volume with high ceilings. The living & dining areas open onto to verdant landscaped gardens creating a seamless inside-outside lifestyle.

TRICKS



Engineered wooden flooring in the bedrooms provide luxurious warmth and the imported marble flooring in the living & family areas complete the sophisticated setting for each villa.

World class club house

A privileged life beset with a world class club, that offers expansive restaurants, banquet areas, a library and a lavish pool with every feature that will spoil you for your choice of leisure and repose. So fall off the grid and discover a new high of recreation and rejuvenation.

Amenities

- Restaurant
- Badminton courts
- Table Tennis
- Billiards
- Tennis courts
- Spa
- Gym
- Library
- Jogging track
- Basketball court
- Swimming pool
- Poolside cabana with green roof
- Planting island
- Children's play area
- Alcove seating



Of sense & sustainability

We have followed a passionate level of detailing to ensure that the experience of living at Adarsh Palm Acres is exemplary and efficient.

Pedestrian Infrastructure

Adarsh Palm Acres is designed to be a pedestrian-friendly, gated community. The infrastructure is designed to ensure safety, so you can rediscover the joy of walking.

- Strategically placed ramps act as transition on to the road
- Cross walks and stop signs are illuminated by state-of-the-art street lights
- Green strips act as buffers with lush grass and beautiful trees all along the sidewalk

Vehicular Network

Roads at Palm Acres provide well designed primary vehicular access and an alternate drainage system. It is therefore detailed with various layers, so that it remains brand new and functional for decades.

Electrical and Telecommunication Network

To ensure that you see only unhindered views of green, water and sky, we have taken all electrical and telecommunication services below ground. A smartly designed network of underground fibre-optic cables ensures easy maintenance and upgradation.

Storm Drain Network

Our state-of-the-art pipe and inlet system carries storm water more effectively, eliminating the possibility of blockage and flooding. The entire rain water is then conveyed through gravity into a rain water collection tank that is optimised to provide water sufficiency at all times.

Sanitary Network

The sanitary network connects individual sites to the sewage treatment plant, with the help of a robust system that is safely buried underground.

Water System

At Palm Acres we have designed a hassle free, future-proof water conveyance system that is gravity fed. An overhead tank that is designed as a landmark will ensure clean uninterrupted water supply to every site in the community.

Specifications

General Specifications

Structure

Seismic Zone II compliant
RCC framed structure
Floor to floor height is 11'0"

Doors & Windows

Entrance doors / Internal doors

All the doors and shutters are of 8' height
Made of engineered wood

Windows

UPVC, single glazed windows

Staircase (internal)

RCC with imported marble flooring

Flooring & Tiling

Imported marble for living, dining and family rooms
High-quality vitrified in kitchen
Engineered wood in bedrooms
High-quality ceramic / vitrified in toilets
High-quality ceramic / vitrified for kitchen dado
High-quality ceramic / vitrified for bath dado

Fittings & Accessories

Good quality branded sanitary ware
CP fittings
Shower cubicle

Electrical

Power supply -
Palm Aqua (8kw), Palm Azure (8kw)
Palm Emerald (10kw) and Palm Zaffre (12 kw)
Good quality electrical wires & switches

Air-Conditioning

Provision in living, dining, family & bedrooms
Exhaust fans in kitchen & all toilets, except in the maid quarters and powder room

Infrastructure Space

Water supply system (gravity flow method)
Sewage treatment plant
Water treatment plant
Rainwater harvesting
100% power back-up
Provision for solar panels for water heating

Safety & Home Automation

Security systems in periphery compound
Intruder alarm
Gas leak detector
Video door phone
Provision for home automation

Telephone & Data

TV outlets
Internal wiring for cable or DTH TV
Telephone points in living/dining and bedrooms
Intercom facility
Fibre to home (data & voice)

Green Features

IGBC certification

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CLIMATICALLY CONSCIOUS ORIENTATION



NATURAL VENTILATION



RAINWATER HARVESTING



GREEN HOMES

Adarsh Group

*A Legacy
of trust.*

Founded in the year 1988, headed by Chairman & Managing Director, Mr. B M Jayeshankar, Adarsh is an ISO 9001: 2008 & ISO 14001 certified company.

A pioneer in creating gated communities, Adarsh has developed and marketed over 18 million sq ft of high-end residential, commercial and leisure spaces and over 10 million sq ft of projects are under various stages of development.

Employing over 1,100 professionals, Adarsh Developers has an excellent in-house team for design, procurement, project management & quality execution, excellent facility and property management skills.

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